



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

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December Agenda

Thursday, December 1, 2016; 6:30 p.m.

The December meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Information about participating in Commission cases is available at the Commission's website, www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission. Additional information may be obtained from the Department of Planning and Zoning by calling 410-313-2350. Requests for accommodations should be made at least three working days in advance of the meeting.

This Agenda identifies the work proposed and includes comments and recommendations from DPZ Staff. The recommendations included here do not constitute a decision of the Commission.

PLANS FOR APPROVAL

1. 16-24c – 3578 Sylvan Lane, Ellicott City
2. 16-68c – 8098 Main Street, Ellicott City
3. 16-102 – 8267 Main Street, Ellicott City
4. 16-103 – 8386 Court Avenue, Ellicott City

CONSENT AGENDA

16-24c – 3578 Sylvan Lane, Ellicott City

Final tax credit approval.

Applicant: Susan Hade

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1905. The Applicant was pre-approved in May 2016 to make repairs to the front porch. The Applicant has submitted documentation that \$9,004.00 was spent on eligible, pre-approved work. The Applicant seeks \$2,251.00 in final tax credits.

Staff Comments: The work complies with that pre-approved and the receipts and invoices add up to the requested amount.

Staff Recommendation: Staff recommends Approval as submitted.

16-68c – 8098 Main Street, Ellicott City

Final tax credit approval

Applicant: Jackie Everett

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant was pre-approved on September 15, 2016 to replace the side doors that were destroyed by the July 30 flood. The Applicant has submitted documentation that \$1,064.59 was spent on eligible, pre-approved work. The Applicant seeks \$266.15 in final tax credits.

Staff Comments: The work complies with that pre-approved and the receipts and invoices add up to the requested amount.

Staff Recommendation: Staff recommends Approval as submitted.

REGULAR AGENDA

16-102 – 8267 Main Street, Ellicott City

Certificate of Approval to install library stand.

Applicant: Bridget Graham

Background & Scope of Work: This property is located in the Ellicott City Historic District. The building dates to 1940. The Applicant proposes to install a 'Little Free Library' stand on the Howard County Welcome Center property. The library stand will be installed on the back lawn of the Welcome Center Property, along Hamilton Street, where a parking pay station was previously located. The existing foundation from the pay station is still in place and will be utilized for the library stand.

The library stand is a square box that is 22 inches wide by 22.5 inches tall by 18.5 inches deep made of wood, with a pitched roof. There is a door on the front of the box with a Plexiglas window opening and a handle for the door to swing open. The library box will be installed on a 4x4 post that will be 60 inches tall. The post will remain unpainted. The door has been painted a Kelly green, the sides are purple and the roof is a mixture of orange/reds/pinks to look like a sunset. The roof has a plaque that says "Little Free Library". The entire structure should be no higher than 5.5 feet.

This project is in partnership with three Girl Scout Troops, who built the library and will be responsible for keeping it stocked with books. Howard County Tourism & Promotion will assist in keeping the library stand stocked with books in good condition.



Figure 1 - Proposed 'Little Free Library' to be installed

Staff Comments: The proposed library stand will be a minor structure added to the site, but will be located in a highly visible location. The Guidelines (Chapter 10.C, page 76) do not specifically address items such as these, but do offer recommendations for street furniture, such as “select street furniture that reinforces Ellicott City’s identity as a historic district” and recommends against, “selecting new items of street furniture without considering whether the design is appropriate for the historic district and consistent with existing similar items.”



Figure 2 - Proposed location of installation

The library stand complies with Chapter 10.C recommendations, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal.” The proposed library stand will be made from wood, although it has been painted. The paint colors do not comply with Chapter 6.N of the Guidelines, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings...In general, use calm or subdued colors, reserving bright colors for small, important details, such as doors or trim.” The colors used are not compatible with the colors used in the district. The Guidelines also specifically recommend against, “using primary colors, bright orange, bright purple and grass green. These are not historically appropriate and generally will blend with the district’s architecture” and “using too many colors. This may detract from the architectural design of the building.” There are about four to five different colors used on the library stand and all are bright colors. The colors do not comply with the Guidelines.

Staff recommends the library stand be painted using more traditional colors that would be seen on historic buildings, which would enrich the streetscape, as shown in Figures 3 and 4 below. The library stand could also be painted to look like the historic Firehouse Museum on Church Road and Main Street, shown in Figure 5. The repainting could be used as an educational exercise for the Girl Scouts to learn about historic districts and why they are important.



Figure 3 - Example of a library stand



Figure 4 - Example of a library stand



Figure 5 - Historic firehouse to use as inspiration for proposed library stand

Staff Recommendation: Staff recommends Approval of the library stand, contingent upon using an alternate color scheme with historically appropriate colors. Staff recommends the color scheme be subject to Staff approval, with guidance provided by the Commission.

16-103 – 8386 Court Avenue, Ellicott City

Certificate of Approval for exterior alterations and repairs. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Daniela Puiu

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1870. The house has been neglected for many years and the Applicant proposes to make the following repairs and alterations:

- 1) Doors – The existing front door is a 1 lite over 2 vertical panel door and is 32 inches wide by 80 inches tall. The Applicant proposes to replace this door with a new wood door in the same style. The galvanized storm door will be replaced with a white full lite self-storing glass/screen storm door with a bottom panel. The Applicant seeks tax credit pre-approval and Façade Improvement Program funds for the work.
- 2) Windows – The existing windows on the house are all wood 2:2. The windows appear in very poor condition and the photos submitted shown rot in the windows.
- 3) Siding – The existing siding is asbestos siding. The Applicant proposes to replace any missing asbestos shingles with GAF's fiber cement shingle that matches old asbestos shingles.
- 4) Painting – The current colors on the house are white asbestos siding and windows and a blue porch floor and shutters. The application states that the Applicant proposes to use light beige or light blue but has not indicated on which building features the colors would be used. Staff asked the Applicant to finalize the colors and the Applicant stated they like Flagstaff Green or Teton Blue – these colors are located on the right hand lower side of the paint chips provided. The porch will have white railings and posts and a gray floor.



Figure 6 - Front of house



Figure 7 - Birds eye view of house

- 5) Roof – The existing roof is a galvanized metal roof. The Applicant proposes to replace the standing seam galvanized metal roof (could be galvanized iron or steel – exact material unknown) with an inverted v seam steel roof.
- 6) Shutters – The Applicant proposes to restore and paint 10 existing wood shutters on the front of the house. Four of the shutters are 80"x15" and six are 60"x15". There are also two shutters on the south west side of the house that were not addressed. Via email the Applicant stated, "There are 5 windows with missing shutters, we intend to replace them with the same style and paint them. In case the restoration doesn't look good, we can replace them for the same materials and style. The existing shutters are real shutters and we intend to keep the same style. Option B would be to replace all the shutters and install vinyl shutters from Home Depot."
- 7) Gutters – The majority of the house does not have any gutters or downspouts. There are gutters located around the porch and downspouts tied in on the front porch columns and front corners of the house. The gutters are hooked up into piping that appears to go into the ground, but it is unclear where the water is being diverted. The Applicant proposes to install new white aluminum gutters and white aluminum downspouts.
- 8) Driveway – There is an existing 20 foot by 17 foot broken asphalt driveway on the south west side of the house. The Applicant proposes to expand the driveway in concrete to be 30x40 feet wide to accommodate two cars.
- 9) Front Porch – The front porch is a wood porch with an "x" pattern railing and bracketed scrolls in the corners of each post. The porch roof is a standing seam metal roof to match the rest of the house. The Applicant proposes to "replace the whole front porch due to rotten wood and severe damage all over. Existing material is wood, color is white railings and posts and grey floors." The Applicant states that they are planning to keep the same colors, styles and patterns.
- 10) Rear Addition- The rear addition the Applicant refers to was an open air porch that the previous owner started to enclose, although the work was never finished or done correctly. The Applicant proposes to demolish the existing addition and build a deck or rear porch in that location. The material for the deck would be pressure treated wood.



Figure 8 -Southwest side of house facing driveway



Figure 9 - Rear of house

Staff Comments: The application generally complies with Chapter 6 recommendations as the goal is to repair the damaged building.

- 1) Doors – The only doors identified in this application are a front door, front storm door and side basement door. If there are any other doors on the building, such as a rear door, they are not being approved as this time.

Front doors - The front door does not appear to be damaged beyond repair. It is located under a porch and was covered with a storm door so it should not be in so poor of a condition that repair would not be possible. Staff requested additional photographs showing damage and the Applicant has submitted the photos shown in Figures 10-12 below. Staff recommends denial of replacement front door and recommends the door be repaired and tax credit pre-approval for the work.



Figure 10 - Front door

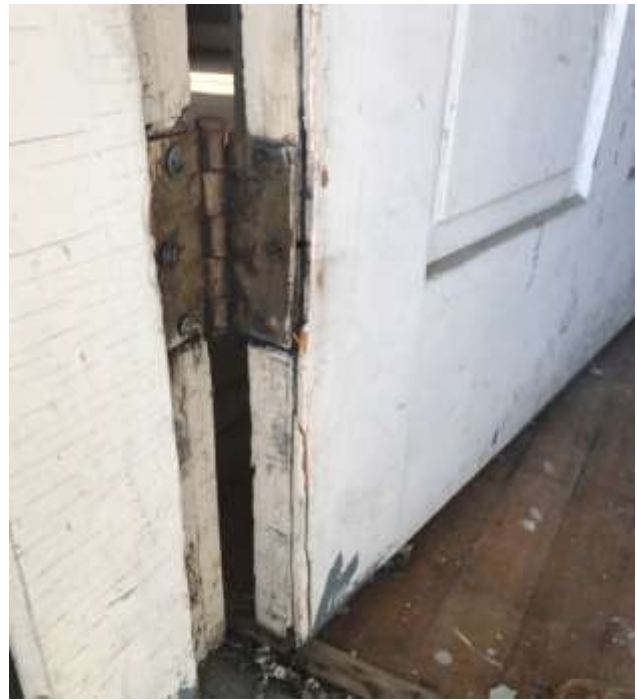


Figure 11 - Front door



Figure 12 - Front door

Side basement door - The wood side door on the south west side of the house was not mentioned in application, so Staff followed up through email. The Applicant stated the door will be replaced with the same material and style. The paint color needs to be determined. See Figure 13. The bottom of the door does appear to be deteriorated, but other deterioration is not overly evident. The door is not of a historic style, and Staff has no objection to installing a replacement door to be made of wood and of the same design and style, which is considered Routine Maintenance per Chapter 6.H of the Guidelines, “replace entrance features with materials that exactly match the existing materials.” Staff recommends Approval of the replacement of the side basement door and tax credit pre-approval for the work.



Figure 13 – South west wood side door

- 2) Windows – Chapter 6.H of the Guidelines recommends maintaining and repairing original windows, but that when repair is not possible, “replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” The photos submitted show a lot of rot in the existing windows, many of which appear beyond repair. The proposed windows are 2:2 wood windows, to match the existing windows. Staff recommends Approval of the replacement windows, except for the windows on the front façade. The first floor porch windows are quite large and set above a two panel insert and appear in good condition. The paint has completely sealed the windows and the windows are covered by the porch. The second floor windows should also be repaired if possible, so that the front façade remains historically intact. Otherwise, Staff has no objection with the remainder of the windows being replaced so that the building has one uniform style of window. The size of the replacement windows should comply with the Guidelines referenced above – the profile of the muntins should match and all windows should be sized to their opening, rather than having any openings filled in to fit a stock sized window. Staff recommends approval and tax credit pre-approval for the in-kind replacement of the existing wood windows with new wood windows, but that the front façade windows should be repaired. Staff recommends tax credit pre-approval for the repair of the front façade windows.
- 3) Siding – The repair of the broken and missing asbestos siding with the GAF product (which is the only product available to repair asbestos with) would be considered Routine Maintenance, per Chapter 6.D, “replacing deteriorated siding or shingles with materials that exactly match the existing siding or shingles and do not cover or alter details such as cornerboards, door and window trim and cornices.” The use of the GAF shingle will be limited to deteriorated or missing asbestos shingles. Staff recommends approval of using the GAF shingle and tax credit pre-approval for the work.



Figure 14 - Front porch window

- 4) Painting – The Applicant has not indicated what element of the house the proposed color will be used on, such as the siding vs. the shutters. If the siding is painted one of the proposed colors, then a color is still needed for the shutters. The porch will remain its current color scheme of white railings and posts with a gray floor. Chapter 6.N (page 50) recommends, “use colors appropriate to the period and style of the building” and “use colors that are generally compatible with (and do not clash with) the color used in the district, particularly on neighboring buildings...In general, use calm or subdued colors, reserving bright colors for small, important details such as doors or trim.” The neighboring building is currently undergoing renovation and the siding has been painted Benjamin Moore Coventry Gray and the shutters are Benjamin Moore Kendall Charcoal.



Figure 15 - Neighboring house new paint scheme

- 5) Roof - Staff recommends the Applicant provide additional documentation of the exterior of the roof that shows the need for replacement. Metal roofs should be painted to protect the life of the roof. This roof should be painted, which may assist with any issues, otherwise metal roofs have a long life expectancy and the main roof does not appear to be in need of replacement. The rear addition roof can be seen in aerial photography and does appear to be in poor condition, requiring replacement. The proposed inverted v seam is not a historically correct roofing type. The existing roof is a standing seam metal roof, which is a historic roofing style. Staff recommends Denial of replacement with the inverted V seam roof and recommends the Applicant return to the Commission when they have identified where to purchase a standing seam metal roof, which would be eligible for the tax credit. These recommendations comply with Chapter 6.E of the Guidelines, “replace historic roof materials only when necessary due to extensive deterioration; use replacement material that matches or is similar to the original.” The proposed type is not similar to the original and stands out as a modern roofing material.

- 6) Shutters – The repair and painting of the shutters and in-kind replacement is considered Routine Maintenance per Chapter 6.I, which states that Routine Maintenance includes, “maintaining and repairing shutters or blinds” and “installing new shutters or blinds that exactly match the existing one.” The Applicant stated the missing shutters have a piece of the metal hinges still on the siding to show that shutters previously existed. Chapter 6.I recommends, “install shutters or blinds of painted wood. Shutters or blinds should be correctly sized for the window and operable, or at least appear operable with hinges and holdbacks appropriate to the period of initial construction.” Any new



Figure 16 - Condition of shutters

shutters should comply with these Guidelines. Staff is unsure if all of the shutters are repairable, in which case Staff recommends they be replaced in-kind with new shutters, to comply with the Guidelines. Staff recommends Approval of repairing the existing shutters or the in-kind replacement with operable, wood shutters if needed, to match the existing for tax credit pre-approval. Staff recommends the front porch shutters be repaired as proposed and not replaced as the panel detail on the shutters matches up perfectly with the panel detail on the window. Staff recommends denial of vinyl shutters, which do not comply with the Guidelines.

- 7) Gutters - The Applicant has not indicated whether the gutters will be half round or K style. Staff recommends half round gutters be used, which are more historically appropriate as K style gutters are a post war style. The existing gutters around the porch are half round style. The Applicant has also not indicated where the downspouts will be located, but there are existing downspouts on the front corners of the house. The join between these two systems is somewhat clunky and should be refined when new gutters and downspouts are added. Pending location and style, the use of gutters complies with Chapter 6.E recommendations, “use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim. Staff recommends the downspouts be located on the side corners of the house, as recommend by Chapter 6.E of the Guidelines, “Locate downspouts along natural vertical lines and corners of the building.”



Figure 17 - Existing gutters and downspouts

- 8) Driveway - The parcel is split zoned Historic Office (HO) and Historic Commercial (HC) and as such is exempt from parking requirements. Additionally, aerial photography from 2009 shows two cars fitting side by side on the pad. The size of the existing parking pad is similar in size to the neighboring pad at 8382 and aerial photography shows two cars in this location in 2006. Chapter 9.D of the Guidelines recommends, “where needed, install new residential driveways that are narrow (one lane) and follow the contours of the site to minimize the need for clearing and grading. If possible, locate off-street parking spaces in side or rear yards.” The existing parking pad is already large enough to accommodate two cars side by side; further enlarging the pad does not comply with the recommendations in the Guidelines. Chapter 9.D also recommends against “poured concrete...in locations visible from a public way or neighboring property.” The existing parking pad is highly visible from the public way, but is already made of asphalt. Staff recommends repaving in asphalt, which is the prominent driveway material in the vicinity.



Figure 18 - 2009



Figure 19 - 2006



Figure 20 - Existing driveway

- 9) Front porch - Staff does not find enough information has been submitted regarding the rebuilding of the front porch, which is a character defining element of this building. Staff recommends the Applicant return at a later date with architectural elevations that show what the porch will look like and that the front porch be withdrawn for approval at this time.



Figure 21 - Front porch railing



Figure 22 - Front porch decorative brackets



Figure 23 - Front porch piers

- 10) Rear addition - Staff finds the construction of a deck is not appropriate, given that records indicate that a porch previously existed in this location. Likewise pressure treated wood is not an appropriate material for a rear porch. Staff does not find that enough information has been submitted regarding this item and recommends the Applicant return at a later date with architectural elevations that show what the rear deck or porch will look like and that the rear addition alterations be withdrawn for approval at this time.



Figure 24 - Stone foundation under rear addition



Figure 25 - Wood lap siding on rear addition

11) Additional Comments – The chimney was not listed as a repair item, but appears to be in need of repointing, replacement bricks and a new chimney crown and cap. Staff recommends tax credit pre-approval to repoint the chimney, matching the existing mortar; for the replacement of brick courses as needed, to match the existing brick, and for any other repair work, such as a new crown and cap, needed to make the chimney safe. The Applicant is not obligated to make these repairs, but may proceed if the work is pre-approved. Staff recommends the pre-approval be contingent upon a detailed scope of work, which complies with the above conditions, from a chimney/masonry professional. The repair of the chimney to match the existing brick and mortar would comply with Chapter 6.C recommendations for masonry.

Wood trim around the house was not specifically mentioned as a repair item, but there is deterioration of the trim that needs to be repaired. Staff recommends all trim be repaired and any rotten wood be replaced in-kind with wood, painted white to match the existing. This work would be Routine Maintenance per Chapter 6.K, “maintaining and repairing cornices and ornamentation” and “replacing cornice details and ornamentation with materials that exactly match the existing materials.” However, this work does require approval for tax credits.



Figure 26 - Condition of chimney



Figure 27 - Trim to be repaired

Staff Recommendation: Staff recommends:

- 1) Denial of replacement of the front door and recommends the door be repaired and tax credit pre-approval for the work.
- 2) Approval of the replacement of the side basement door and tax credit pre-approval for the work.
- 3) Approval and tax credit pre-approval for the in-kind replacement of the existing wood windows with new wood windows, except for the front façade windows which should be repaired. Staff recommends tax credit pre-approval for the repair of the front façade windows and for the remainder of the windows to be replaced.
- 4) Approval of using the GAF shingle and tax credit pre-approval for the work.
- 5) Approval of using the Teton Blue color, but the other colors still need to be determined. Placement of the Teton Blue (siding vs. shutters needs to be determined).
- 6) Denial of replacement with the inverted v seam roof.
- 7) Approval of repairing the existing shutters or the in-kind replacement with operable, wood shutters if needed, to match the existing for tax credit pre-approval. Staff recommends the front porch shutters be repaired as proposed and not replaced as the panel detail on the shutters matches up perfectly with the panel detail on the window. Staff recommends denial of vinyl shutters, which do not comply with the Guidelines.
- 8) Approval of installing half round white aluminum gutters, pending appropriate locations being identified. Tax credit pre-approval for the work.
- 9) Denial of driveway expansion. Approval of repaving in asphalt, to match the existing.
- 10) Tax credit pre-approval to repoint the chimney, matching the existing mortar and for any other repair work needed to make the chimney safe.
- 11) Tax credit pre-approval to repair or replace rotten wood trim, with new wood trim to match the existing in color and profile.
- 12) Staff recommends the Applicant withdraw the request to rebuild the front porch and make alteration/demolish the rear addition and resubmit at a later date when more information is available.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received. Funding is available on a first come-first serve basis and pre-approvals expire after 6 months as explained in the Façade Improvement Program Information.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission